

STATE OF NORTH CAROLINA	)	IN THE GENERAL
COUNTY OF ASHE	)	COURT OF JUSTICE
ASHE COUNTY, A Body	)	DISTRICT COURT
Politic and Corporate	)	DIVISION
Plaintiff	)	25CV001319-040
-vs-	)	
MICHAEL TODD ROTEN, UNKNOWN	)	
SPOUSE OF MICHAEL TODD ROTEN,	)	
CHRISTINA T. ROTEN, a/k/a CHRISTINA	)	<b><u>NOTICE OF</u></b>
LYNN TEDDER, UNKNOWN SPOUSE OF	)	<b><u>SALE</u></b>
CHRISTINA T. ROTEN	)	
Defendants	)	

Under and by virtue of an order of the District Court of Ashe County, North Carolina, made and entered in the action entitled ASHE COUNTY, A Body Politic and Corporate Plaintiff vs. MICHAEL TODD ROTEN, UNKNOWN SPOUSE OF MICHAEL TODD ROTEN, CHRISTINA T. ROTEN, a/k/a CHRISTINA LYNN TEDDER, UNKNOWN SPOUSE OF CHRISTINA T. ROTEN, Defendants, the undersigned commissioner will on March 26, 2026 at 1:00 PM offer for sale and sell for cash, to the last and highest bidder at public auction, at the courthouse door in Ashe County, North Carolina in Jefferson, the following described property lying in Ashe County, North Carolina and more particularly described as follows:

BEING all of Lot 6 of Flat Rock Acres, Phase II containing 0.472 acres as shown on plat of said subdivision recorded in Plat Book 5, Page 213, Envelope 213, Ashe County Registry.

Together with and subject to easements, restrictions, water rights and rights of way of record, and matters of survey.

Also being identified as Parcel ID# 09298059006, Ashe County Tax Office. Address (Per tax office records and not warranted): 653 Flat Rock Road

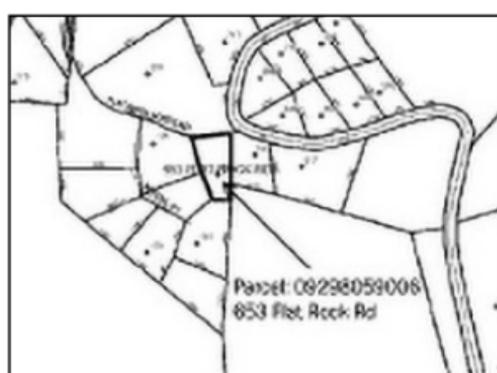
The sale will be made subject to all existing easements and restrictions, any superior liens, all outstanding city and county taxes, all local improvement assessments against the above-described property not included in the judgment in the above-entitled cause, any prior lien in favor of the State of North Carolina, any right of redemption of the United States and any rights of any persons in possession. A deposit of the greater of \$750.00 or five (5) percent of the successful bid will be required at the time of sale unless the highest bid is by a taxing unit; then a deposit shall not be required.

In the instance where multiple tax parcels are indicated in this Notice, the Commissioner may elect to sell all of the parcels either in one sale, or on the sale date indicated sell each parcel individually by conducting a separate sale for each, or group various parcels together for several sales, or not conduct a sale at all on one or more parcels, as the Commissioner determines in his sole discretion as being most likely to sell the parcels at a price adequate to pay all taxes due, as well as fees and costs. Any party contemplating the filing of an upset bid is therefore strongly encouraged to consult the Clerk of Court records to ascertain the parcel or parcels included in the sale for which an upset bid is planned.

Upon delivery of the deed, the winning bidder shall be required to pay the costs of recordation of the deed, including deed stamp taxes due to the Register of Deeds. Title and condition of the property will be granted to the successful bidder "as is" and without warranties.

This the 17 day of February, 2026.

E. Lauren Watson Hubbard  
 Commissioner  
 Capital Center  
 82 Patton Avenue, Suite 500  
 Asheville, North Carolina 28801  
 (828) 252-8010



**Tax Value: \$48,200**